

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/37-39 BARKLY STREET SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/129 EVANS STREET SUNBURY VIC 3429	\$475,000	14-Jan-25
2/45 LIGAR STREET SUNBURY VIC 3429	\$495,000	04-Apr-25
5 SUNBROOK COURT SUNBURY VIC 3429	\$475,000	28-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 May 2025



**3/129 EVANS STREET SUNBURY
VIC 3429**

2 1 2

Sold Price **\$475,000** Sold Date **14-Jan-25**

Distance **0.47km**



**2/45 LIGAR STREET SUNBURY VIC
3429**

2 1 1

Sold Price ^{RS} **\$495,000** Sold Date **04-Apr-25**

Distance **0.81km**



**5 SUNBROOK COURT SUNBURY
VIC 3429**

2 1 1

Sold Price **\$475,000** Sold Date **28-Dec-24**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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